

TABLE OF CONTENTS

The Table of Contents for the Draft PEIR including the list of tables, figures, and appendices is presented below.

1. EXECUTIVE SUMMARY.....	1-1
1.1. Project Location	1-1
1.2. Project Description.....	1-1
1.3. Project Objectives	1-9
1.4. Discretionary Actions and Approvals	1-10
1.5. Potential Areas of Controversy and Issues to be Resolved	1-11
1.6. Environmental Analysis	1-12
1.7. Summary of Project Alternatives	1-29
2. INTRODUCTION	2-1
2.1. Purpose and Scope	2-1
2.2. Background.....	2-2
2.3. Scope of the PEIR	2-7
2.4. Format of the PEIR Document.....	2-8
3. PROJECT DESCRIPTION.....	3-1
3.1. Local and Regional Setting.....	3-1
3.2. Background.....	3-7
3.3. Proposed Project	3-8
3.4. Project Objectives	3-69
3.5. Discretionary Actions and Approvals	3-71
4. ENVIRONMENTAL SETTING.....	4-1
4.1. Regional Setting	4-1
4.2. Notice of Preparation and Baseline	4-1
4.3. Local Setting	4-1
5. ENVIRONMENTAL IMPACT ANALYSIS	5-1
 5.1. Aesthetics.....	5.1-1
5.1.1. Setting	5.1-1
5.1.2. Related Regulations	5.1-11
5.1.3. Beaumont 2040 Plan.....	5.1-15
5.1.4. Thresholds of Significance	5.1-18

5.1.5. Environmental Impacts before Mitigation	5.1-18
5.1.6. Proposed Mitigation Measures.....	5.1-22
5.1.7. Level of Significance after Mitigation.....	5.1-22
5.1.8. References	5.1-22
5.2. Agricultural and Forestry	5.2-1
5.2.1. Setting	5.2-1
5.2.2. Related Regulations	5.2-11
5.2.3. Beaumont 2040 Plan.....	5.2-15
5.2.4. Thresholds of Significance	5.2-17
5.2.5. Environmental Impacts before Mitigation	5.2-17
5.2.6. Proposed Mitigation Measures.....	5.2-20
5.2.7. Level of Significance after Mitigation.....	5.2-20
5.2.8. References	5.2-21
5.3. Air Quality.....	5.3-1
5.3.1. Setting	5.3-1
5.3.2. Related Regulations	5.3-8
5.3.3. Beaumont 2040 Plan	5.3-14
5.3.4. Thresholds of Significance	5.3-17
5.3.5. Environmental Impacts before Mitigation	5.3-17
5.3.6. Proposed Mitigation Measures.....	5.3-23
5.3.7. Level of Significance after Mitigation.....	5.3-23
5.3.8. References	5.3-23
5.4. Biological Resources	5.4-1
5.4.1. Setting	5.4-1
5.4.2. Related Regulations	5.4-31
5.4.3. Beaumont 2040 Plan	5.4-42
5.4.4. Thresholds of Significance	5.4-44
5.4.5. Environmental Impacts before Mitigation	5.4-45
5.4.6. Proposed Mitigation Measures.....	5.4-63
5.4.7. Level of Significance after Mitigation.....	5.4-64
5.4.8. References	5.4-65
5.5. Cultural Resources	5.5-1
5.5.1. Setting	5.5-1

5.5.2. Related Regulations	5.5-18
5.5.3. Beaumont 2040 Plan and Revised Zoning Ordinance.....	5.5-24
5.5.4. Thresholds of Significance	5.5-25
5.5.5. Environmental Impacts before Mitigation	5.5-25
5.5.6. Proposed Mitigation Measures.....	5.5-31
5.5.7. Levels of Significance after Mitigation	5.5-32
5.5.8. References	5.5-32
5.6. Geology and Soils	5.6-1
5.6.1. Setting	5.6-1
5.6.2. Related Regulations	5.6-34
5.6.3. Beaumont 2040 Plan	5.6-39
5.6.4. Thresholds of Significance	5.6-41
5.6.5. Environmental Impacts before Mitigation	5.6-42
5.6.6. Proposed Mitigation Measures.....	5.6-47
5.6.7. Levels of Significance after Mitigation	5.6-48
5.6.8. References	5.6-48
5.7. Greenhouse Gas Emissions	5.7-1
5.7.1. Setting	5.7-1
5.7.2. Related Regulations	5.7-4
5.7.3. Beaumont 2040 Plan and Revised Zoning Ordinance	5.7-11
5.7.4. Thresholds of Significance	5.7-22
5.7.5. Environmental Impacts before Mitigation	5.7-22
5.7.6. Proposed Mitigation Measures.....	5.7-29
5.7.7. Level of Significance after Mitigation.....	5.7-30
5.7.8. References	5.7-30
5.8. Hazards and Hazardous Material	5.8-
5.8.1. Setting	5.8-1
5.8.2. Related Regulations	5.8-7
5.8.3. Beaumont 2040 Plan	5.8-22
5.8.4. Thresholds of Significance	5.8-22
5.8.5. Environmental Impacts before Mitigation	5.8-23
5.8.6. Proposed Mitigation Measures.....	5.8-31
5.8.7. Level of Significance after Mitigation.....	5.8-31

5.8.8. References	5.8-32
5.9. Hydrology and Water Quality	5.9-1
5.9.1. Setting	5.9-1
5.9.2. Related Regulations	5.9-15
5.9.3. Beaumont 2040 Plan	5.9-24
5.9.4. Thresholds of Significance	5.9-29
5.9.5. Environmental Impacts before Mitigation	5.9-30
5.9.6. Proposed Mitigation Measures.....	5.9-37
5.9.7. Levels of Significance after Mitigation	5.9-37
5.9.8. References	5.9-38
5.10. Land Use and Planning	5.10-1
5.10.1. Setting	5.10-1
5.10.2. Related Regulations	5.10-11
5.10.3. Beaumont 2040 Plan.....	5.10-13
5.10.4. Thresholds of Significance	5.10-19
5.10.5. Environmental Impacts before Mitigation	5.10-19
5.10.6. Proposed Mitigation Measures.....	5.10-21
5.10.7. Levels of Significance after Mitigation	5.10-22
5.10.8. References	5.10-22
5.11. Mineral Resources.....	5.11-1
5.11.1. Setting	5.11-1
5.11.2. Related Regulations	5.11-5
5.11.3. Beaumont 2040 Plan and Revised Zoning Ordinances and Revised Zoning Map	5.11-6
5.11.4. Thresholds of Significance	5.11-6
5.11.5. Environmental Impacts before Mitigation	5.11-6
5.11.6. Proposed Mitigation Measures.....	5.11-7
5.11.7. Levels of Significance after Mitigation	5.11-7
5.11.8. References	5.11-7
5.12. Noise	5.12-1
5.12.1. Setting	5.12-1
5.12.2. Related Regulations	5.12-15
5.12.3. Beaumont 2040 Plan	5.12-18

5.12.4. Thresholds of Significance	5.12-21
5.12.5. Environmental Impacts before Mitigation	5.12-22
5.12.6. Proposed Mitigation Measures.....	5.12-36
5.12.7. Level of Significance after Mitigation.....	5.12-36
5.12.8. References	5.12-37
5.13. Population and Housing	5.13-1
5.13.1. Setting	5.13-1
5.13.2. Related Regulations	5.13-5
5.13.3. Beaumont 2040 Plan.....	5.13-7
5.13.4. Thresholds of Significance	5.3-9
5.13.5. Environmental Impacts before Mitigation	5.13-9
5.13.6. Proposed Mitigation Measures.....	5.13-15
5.13.7. Levels of Significance after Mitigation.....	5.13-15
5.13.8. References	5.13-15
5.14. Public Services	5.14-1
5.14.1. Setting	5.14-1
5.14.2. Related Regulations	5.14-15
5.14.3. Beaumont 2040 Plan	5.14-17
5.14.4. Thresholds of Significance	5.14-20
5.14.5. Environmental Impacts before Mitigation	5.14-20
5.14.6. Proposed Mitigation Measures.....	5.14-24
5.14.7. Level of Significance after Mitigation.....	5.14-24
5.14.8. References	5.14-24
5.15. Recreation	5.15-1
5.15.1. Setting	5.15-1
5.15.2. Related Regulations	5.15-11
5.15.3. Beaumont 2040 Plan and Revised Zoning Ordinance	5.15-12
5.15.4. Thresholds of Significance	5.15-16
5.15.5. Environmental Impacts before Mitigation	5.15-17
5.15.6. Proposed Mitigation Measures.....	5.15-23
5.15.7. Levels of Significance after Mitigation	5.15-23
5.15.8. References	5.15-23
5.16. Transportation and Traffic	5.16-1
5.16.1. Setting	5.16-1

5.16.2. Related Regulations	5.16-19
5.16.3. Beaumont 2040 Plan and revised Zoning Ordinance	5.16-22
5.16.4. Thresholds of Significance	5.16-30
5.16.5. Environmental Impacts before Mitigation	5.16-30
5.16.6. Proposed Mitigation Measures.....	5.16-65
5.16.7. Level of Significance after Mitigation.....	5.16-66
5.16.8. References	5.16-66
5.17. Tribal Cultural Resources	5.17-1
5.17.1. Setting	5.17-1
5.17.2. Related Regulations	5.17-1
5.17.3. Beaumont 2040 Plan.....	5.17-7
5.17.4. Thresholds of Significance	5.17-8
5.17.5. Environmental Impacts before Mitigation	5.17-8
5.17.6. Proposed Mitigation Measures.....	5.17-9
5.17.7. Level of Significance after Mitigation.....	5.17-9
5.17.8. References	5.17-10
5.18. Utilities and Service Systems.....	5.18-1
5.18.1. Setting	5.18-1
5.18.2. Related Regulations	5.18-19
5.18.3. Beaumont 2040 Plan.....	5.18-25
5.18.4. Thresholds of Significance	5.18-32
5.18.5. Environmental Impacts before Mitigation	5.18-33
5.18.6. Proposed Mitigation Measures.....	5.18-38
5.18.7. Level of Significance after Mitigation.....	5.18-38
5.18.8. References	5.18-38
5.19. Energy.....	5.19-1
5.19.1. Setting	5.19-1
5.19.2. Related Regulations	5.19-4
5.19.3. Beaumont 2040 Plan and Revised Zoning Ordinance.....	5.19-9
5.19.4. Thresholds of Significance	5.19-20
5.19.5. Environmental Impacts before Mitigation	5.19-21
5.19.6. Proposed Mitigation Measures.....	5.19-24
5.19.7. Level of Significance after Mitigation.....	5.19-25

5.19.8. References	5.19-25
5.20. Wildfire.....	5.20-1
5.20.1. Setting	5.20-1
5.20.2. Related Regulations	5.20-3
5.20.3. Beaumont 2040 Plan.....	5.20-10
5.20.4. Thresholds of Significance	5.20-15
5.20.5. Environmental Impacts before Mitigation	5.20-15
5.20.6. Proposed Mitigation Measures.....	5.20-20
5.20.7. Levels of Significance after Mitigation	5.20-20
5.20.8. References	5.20-20
6. CONSISTENCY WITH REGIONAL PLANS	6-1
6.1. Setting	6-1
6.2. Related Regulations	6-2
6.3. Consistency Analysis.....	6-3
6.4. References.....	6-10
7. OTHER CEQA TOPICS	7-1
7.1. Cumulative Impact Analysis.....	7-16
7.2. Significant and Irreversible Changes	7-16
7.3. References.....	7-15
8. ALTERNATIVES TO THE PROPOSED PROJECT	8-1
8.1. Project Objectives	8-1
8.2. Significant Impacts from Project	8-1
8.3. Alternatives Rejected from Consideration	8-1
8.4. Description of Alternatives	8-2
8.5. Comparison of Alternatives.....	8-9
8.6. Environmentally Superior Alternative	8-11
9. REFERENCES	9-1

List of Figures

Figure 1-1 – Regional Map.....	1-3
Figure 1-2 – Vicinity Map	1-5
Figure 3-1 – Regional Map.....	3-3
Figure 3-2 – Project Vicinity	3-5
Figure 3-3 – Beaumont Subareas	3-14
Figure 3-4 – Land Use Plan	3-16
Figure 3-5 – Roadway Classification	3-29
Figure 3-6 – Downtown Area and Boundary.....	3-33
Figure 3-7– Downtown Area Plan Land Use.....	3-39
Figure 3-8 – Zoning Map.....	3-43
Figure 3-9 – Downtown Area Zoning	3-44
Figure 5.1-1 – Natural Scenic Resources.....	5.1-3
Figure 5.1-2 – Built Environment Resources	5.1-7
Figure 5.1-3 – Mount Palomar Nighttime Lighting Policy Area	5.1-9
Figure 5.1-4 – Scenic Highways and Roadways	5.1-13
Figure 5.2-1 – Designated Farmland	5.2-5
Figure 5.2-2 – Agricultural Zoning Designations.....	5.2-9
Figure 5.2-3 – Williamson Act Contracts.....	5.2-13
Figure 5.4-1 – MSHCP Criteria Cells	5.4-3
Figure 5.4-2 – Vegetation and Land Cover.....	5.4-7
Figure 5.4-3 – Biological Resources within Five Miles of the Planning Area.....	5.4-9
Figure 5.4-4 – MSHCP Cores and Linkages.....	5.4-29
Figure 5.4-5 – MSHCP Narrow Endemic Species Survey Areas	5.4-39
Figure 5.4-6 – MSHCP Criteria Area Species Survey Areas	5.4-57
Figure 5.4-7 – MSHCP Burrowing Owl, Mammal and Amphibian Survey Areas	5.4-59
Figure 5.5-1 – Archaeological Sensitivity	5.5-29

Figure 5.6-1 – Geologic Features	5.6-3
Figure 5.6-2 – Drainage Courses.....	5.6-5
Figure 5.6-3 – Soil Series.....	5.6-11
Figure 5.6-4 – Faults and Fault Zones	5.6-15
Figure 5.6-5 – Steep Slopes	5.6-19
Figure 5.6-6 – Liquefaction Potential	5.6-23
Figure 5.6-7 – Subsidence Potential	5.6-25
Figure 5.6-8 – Geologic Units.	5.6-27
Figure 5.6-9 – Paleontological Sensitivity	5.6-31
Figure 5.8-1 – Fire Hazard Zone Severity Map.....	5.8-5
Figure 5.8-2 – Pipelines	5.8-9
Figure 5.8-3 – Evacuation Routes	5.8-29
Figure 5.9-1 – Drainage Courses.....	5.9-5
Figure 5.9-2 – Flood Control Facilities	5.9-7
Figure 5.9-3 – Flood Hazard Zones	5.9-11
Figure 5.9-4 – Groundwater Basins	5.9-13
Figure 5.10-1 – Existing Land Uses within the Planning Area.....	5.10-5
Figure 5.10-2 – Existing Specific Plans	5.10-9
Figure 5.11-1 – Mineral Resource Zones	5.11-3
Figure 5.12-1 – Community Noise Survey Locations and Sensitive Receptors	5.12-5
Figure 5.12-2 – Existing Noise Contours	5.12-13
Figure 5.12-3 – Future Noise Contours – 2040	5.12-25
Figure 5.14-1 – Existing Fire and Police Stations	5.14-3
Figure 5.14-2 – Existing Schools and Library Facilities	5.14-13
Figure 5.15-1 – Park, Recreational, and HOA Facility Inventory	5.15-5
Figure 5.15-2 – State and Regional Parks.....	5.15-9

Figure 5.15-3 – Open Space Categories	5.15-21
Figure 5.16-1 – Existing Bicycle Facilities.....	5.16-5
Figure 5.16-2 – Existing Golf Cart Transportation Plan	5.16-9
Figure 5.16-3 – Existing Transit Facilities	5.16-13
Figure 5.16-4 – Existing Sidewalk Facilities.....	5.16-17
Figure 5.16-5 – Priority Transit Network	5.16-35
Figure 5.16-6 – Proposed Roadway Connections	5.16-37
Figure 5.16-7 – Roadway Classification	5.16-39
Figure 5.16-8 – Roadway Cross Sections - Expressway.....	5.16-41
Figure 5.16-9 – Roadway Cross Sections- Arterial Highway.....	5.16-43
Figure 5.16-10 – Roadway Cross Sections - Secondary Streets	5.16-45
Figure 5.16-11 – Roadway Cross Sections - Collector Streets.	5.16-47
Figure 5.16-12 – Roadway Cross Sections - Downtown Streets:	
Beaumont Avenue.....	5.16-49
Figure 5.16-13 – Roadway Cross Sections - Downtown Streets:	
Sixth Street	5.16-51
Figure 5.16-14 – Bicycle and Pedestrian Priority Network	5.16-55
Figure 5.18-1 Water District Service Area	5.18-5
Figure 5.18-2 – Groundwater Basins	5.18-7
Figure 5.18-3 – Flood Control Facilities	5.18-13
Figure 5.20-1 – Fire Hazard Severity Zones.....	5.20-5
Figure 5.20-2 Evacuation Routes	5.20-17
Figure 8-1 Existing 2007 General Plan Land Use	8-5
Figure 8-2 – Alternative 2-Increased Recreation	8-7

List of Tables

Table 1-A – Draft PEIR Impact Summary Matrix,	1-13
Table 1-B – Comparison of Alternatives Matrix	1-31
 Table 2-A – Summary of Written Comments Received in Response to the Notice of Preparation	 2-3
 Table 3-A – Beaumont 2040 Plan Proposed Land Use Designations,.....	 3-11
Table 3-B – Proposed Beaumont 2040 Plan Land Use Summary for the Planning Area City and SOI).....	3-21
Table 3-C – Proposed Beaumont 2040 Plan Land Use Summary within the City Limits.....	3-23
Table 3-D – Proposed Beaumont 2040 Plan Land Use Summary for the City's SOI	3-25
Table 3-F – Proposed Zoning Districts for the Downtown Area Plan	3-35
Table 3-G – Beaumont 2040 Plan Land Use Designations, Implementing Zone, and Proposed Zoning Ordinance Updates	3-47
Table 3-H – Summary of Certain Proposed Development Standards for New Downtown Zones.....	3-58
Table 3-I – Proposed Permitted Land Uses for Base Zone Districts in Downtown	3-662
 Table 5.2-A – Farmland in the Beaumont Planning Area	 5.2-2
Table 5.2-B –City Permitted Agricultural Uses for Base Zone Districts	5.2-7
Table 5.2-C – Proposed Zoning Ordinance Revisions Regarding Permitted Agricultural Uses in Base Zone Districts.....	5.2-16
 Table 5.3-A – Primary Sources and Effects of Criteria Pollutants	 5.3-6
Table 5.3-B – Air Quality Monitoring Summary – 2017-2019 (SRA 29)	5.3-7
Table 5.3-C – Peak Daily Operation Emissions	5.3-20
 Table 5.4-A – Special-Status Plant Species Known to Occur within Regional Vicinity of the Planning Area.....	 5.4-15
Table 5.4-B – Special-Status Wildlife Species Known to Occur within Regional Vicinity of the Planning Area.....	5.4-19
 Table 5.5-A – Historic Buildings	 5.5-7

Table 5.5-B – Local California Points of Historical Interest.....	5.5-7
Table 5.5-C – Cultural Resources in the Planning Area	5.5-8
Table 5.6-A – Soil Series in the Beaumont Planning Area	5.6-7
Table 5.6-B – Vertebrate Localities within the Planning Area.....	5.6-33
Table 5.7-A – Beaumont 2012 GHG Community Emissions Inventory	5.7-4
Table 5.7-B – Beaumont 2040 Plan Demographic Projections	5.7-24
Table 5.7-C – GHG Emissions by Section 2018-2040 (MTCO ₂ e)	5.7-24
Table 5.7-D – GHG Thresholds in MTCO ₂ e	5.7-25
Table 5.9-A – Beneficial Uses and Impairments of Receiving Waters	5.9-17
Table 5.9-B – Numeric Objectives for Receiving Waters.....	5.9-19
Table 5.7-E – Beaumont 2040 Plan GHG Emissions	5.9-26
Table 5.7-F – Potential GHG Mitigation Strategies by Sector	5.7-27
Table 5.10-A – Existing Specific Plans	5.10-2
Table 5.10-B – Existing Specific Plans	5.10-7
Table 5.12-A – Human Response to Different Levels of Groundborne Vibration.....	5.12-3
Table 5.12-B – Project Vicinity Noise Monitoring Results.....	5.12-7
Table 5.12-C – Calculated Existing Noise Levels Along Existing Roadways	5.12-9
Table 5.12-D – Beaumont Municipal Code Maximum Exterior Residential Noise Levels.....	5.12-17
Table 5.12-E – Beaumont Municipal Code Interior Base Ambient Noise Levels.....	5.12-17
Table 5.12-F – Beaumont Municipal Code Maximum Interior Noise Levels for Residences, Schools, and Hospitals	5.12-17
Table 5.12-G – Significance of Changes in Operational Roadway Noise Exposure	5.12-21
Table 5.12-H – Comparison of Calculated Existing (2018) and Future (2040) Noise Levels along Major Roadways and Railways	5.12-29
Table 5.12-I – Typical Noise Levels Generated by Construction Equipment	5.12-34
Table 5.12-K – Vibration Source Levels for Construction Equipment.....	5.12-35

Table 5.13-A – Existing 2007 General Plan Buildout Projections	5.13-2
Table 5.13-B – SCAG Growth Forecasts.....	5.13-3
Table 5.13-C – Existing Housing Supply (2020).....	5.13-3
Table 5.13-D – Income Limits for 3-Person Household	5.13-4
Table 5.13-E – RHNA Allocation.....	5.13-6
Table 5.13-F – Land Uses Designations Allowing for Housing.....	5.13-9
Table 5.13-G – Proposed Dwelling Units.....	5.13-10
Table 5.13-H – Buildout Projection Comparisons.....	5.13-10
Table 5.13-I – General Plan Buildout Comparisons	5.13-11
Table 5.13-J – City Limits Only vs. SCAG	5.13-11
Table 5.13-K – Employment Forecasts.....	5.13-13
Table 5.13-L – Employment/Housing Ratio	5.13-14
 Table 5.14-A – Police Staffing Units and Support	5.14-7
Table 5.14-B – Violent Crime Statistics for City of Beaumont	5.14-11
Table 5.14-C – Property Crime Statistics for City of Beaumont.....	5.14-11
Table 5.14-D – BUSD Existing Schools.....	5.14-12
Table 5.14-E – Existing BUSD School Capacity and Enrollment	5.14-15
 Table 5.15-A – Park, Recreational, and HOA Facility Inventory	5.15-2
Table 5.15-B – Open Space Categories	5.15-18
 Table 5.16-A – VMT per Service Population Analysis	5.16-58
Table 5.16-B – Future Year VMT Service Population Comparisons	5.16-59
Table 5.16-C – Beaumont 2040 Plan Summary	5.16-61
Table 5.16-D – VMT Comparison: Future Year	5.16-63
 Table 5.18-A – BCVWD Growth Rate for Water Demands	5.18-3
Table 5.18-B – BCVWD Service Area Water Demand and Supply	5.18-9
Table 5.18-C – Active Riverside County Landfills.....	5.18-16
Table 5.18-D – SCE Supply Sources (2017)	5.18-17
 Table 5.19-A – SCE Electricity Consumption in 2018 (GWh).....	5.19-2

Table of ContentsCity of Beaumont General Plan Draft EIR

Table 5.19-B – Natural Gas Consumption in SCG Service Area in 2018.....	5.19-3
Table 5.19-C – 2040 Forecast Energy Consumption	5.19-22
Table 5.19-D – 2040 Forecast Fuel Consumption.....	5.19-23
Table 6-A – SCAG-City of Beaumont Growth Forecasts.....	6-1
Table 6-B – General Plan Buildout Comparison	6-4
Table 6-C – Consistency with 2016 RTP/SCS Goals	6-4
Table 8-A – Comparison of Alternative 1 to Proposed Project Land Uses.....	8-3
Table 8-B – Comparison of Alternatives Matrix	8-9

Appendices

- Appendix A – Notice of Preparation and Comment Letters
- Appendix B – City of Beaumont Existing Conditions Report
- Appendix C – CalEEMod (Specific Land Use Inputs and Mobile Source Assumptions)
- Appendix D.1 – Cultural Resources Assessment
- Appendix D.2 – Paleontological Resources Technical Memo
- Appendix E – GHG Analysis Findings Memo
- Appendix F.1 – Transportation Impact Analysis
- Appendix F.2 – Roadway Network Assessment Memo